




Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

RECEIVED
MAY 28 2025
ZONING OFFICE

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Deck Remodelers, LLC	production@deckremodelers.com	(973) 729-2125 x3
Name of Applicant	Email	Phone Number
22 North Street, Rumson, NJ 07760		45 12
Property Address	Block	Lot
Zack & Bridget Losco		
Name of Owner (IF NOT APPLICANT)		
<i>A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.</i>		
Applicant's Attorney and contact information (if any)		
Applicant's Architect and contact information (if any)		
Applicant's Engineer and contact information (if any)		
	5/23/25	
Signature of Applicant or Agent	Date	

Proposed plan

Addition of 258.4 SF raised patio with louvered pergola above, replacing the current deck

Hardship Encountered 1. Minimum lot area of 5,502sf, whereas 7,000 sf are required. 2. Minimum lot width of 45.33', whereas 70' is required.

3. Minimum secondary front yard principal building setback (Forrest Avenue) of 2.1', whereas 30.0' is required (principal structure).

4. Lot shape are of 7.2', whereas 33' is required

Variances Requested

1. (Sched 5-4) Building Coverage of 1,6120.0 sf, whereas 1,264.0 sf is existing and 1,398.0 sf is permitted - 27.5% over.

2. Sched 5-1, 22-7.8) Minimum secondary front yard principal building setback of raised patio/pergola: (Forest Avenue) whereas 30.0' is required (attached structures must meet principal structure setbacks).



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: April 21, 2025

Applicant: Bridget Losco
Address: 22 North Street, Rumson, NJ 07760
Block 45, Lot 12, Zone: R-6

Applicant's Request to:

Addition of a 258.4 SF raised patio with louvered pergola above, replacing the current deck, on a non-conforming corner lot with previous variances in the R-6 zone.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations and Schedule 5-4 Maximum Permitted Lot and Building Coverage.

- (Sched 5-4) Building Coverage of 1,612.0 SF, whereas 1,264.0 SF is existing and 1,398.0 SF is permitted – 27.5% over.
- (Sched 5-1, 22-7.8) Minimum secondary front yard principal building setback of raised patio/pergola: (Forrest Avenue) of 2.8', whereas 30.0' is required (attached accessory structures must meet principal structure setbacks).
- Existing nonconformities remain unchanged by the proposed development.
 - Minimum lot area of 5,502 sf, whereas 7,000 sf are required.
 - Minimum lot width of 45.33', whereas 70' is required.
 - Minimum front yard setback of 21.7', whereas 30' is required.
 - Minimum front porch setback of 16', whereas 25' is required.
 - Minimum secondary front yard principal building setback (Forrest Avenue) of 2.1', whereas 30.0' is required (principal structure).
 - Lot shape area of 7.2', whereas 33' is required.
 - Location of parking areas shall not be located in any required front yard.

Prior to submitting an application to the Zoning Board, the following matters must be addressed.

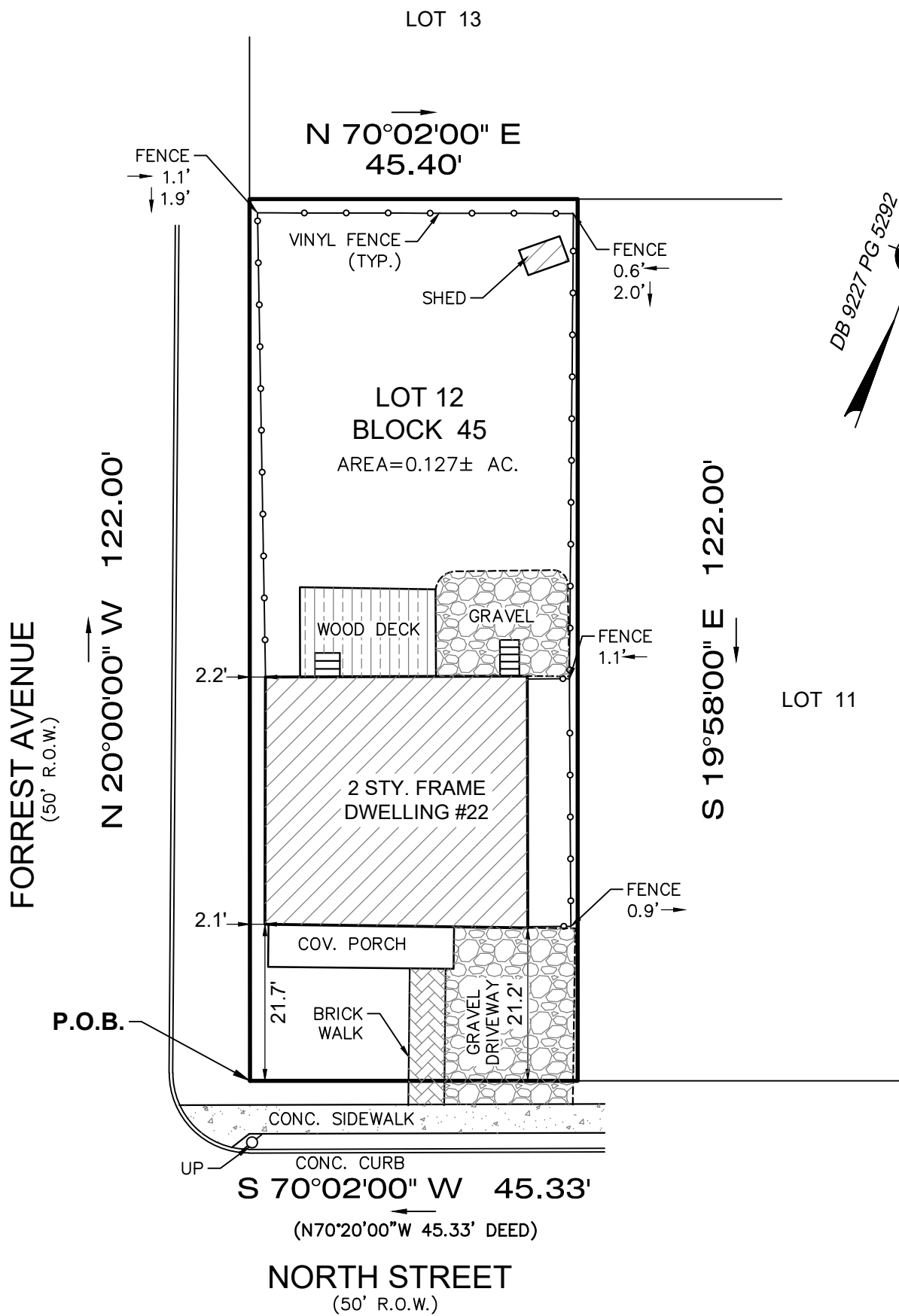
- The chart labeled 'Zoning Calculations' on sheet A1 appears to be for a different property.

The variances identified above were evaluated based on the Architectural plans prepared by Lino Picinic Architect, signed and sealed, dated January 16, 2025 with no revisions, consisting of two (2) sheets.

If you have any questions or require additional information, please do not hesitate to contact me.


Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David Marks, P.E., Borough Engineer
Sabine O'Connor, Technical Assistant



PREPARED FOR: *ZACK LOSCO AND BRIDGET LOSCO*

TITLE INSURER: *BROAD STREET TITLE AGENCY, LLC (B2710)*
CHICAGO TITLE INSURANCE COMPANY
A. ABSOLUTE ESCROW SETTLEMENT CO., INC.

MORTGAGE HOLDER: *JP MORGAN CHASE BANK, N.A.*
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: *BURR LAW GROUP, LLC*

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/20/22 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 9227 PG 5292



MORGAN
engineering & surveying

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

www.morganengineeringllc.com



DAVID J. VON STEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

SURVEY OF PROPERTY

LOT 12

BLOCK 45

BOROUGH OF RUMSON

COUNTY OF MONMOUTH

NEW JERSEY

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=20'	PK	5/20/22	22-04974	22-04974	1 OF 1

NOTES & SPECIFICATIONS

GENERAL REQUIREMENTS

- A. ALL WORK WILL BE DONE IN COMPLIANCE W/ THE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. WHERE SUCH RULES AND REGULATIONS ARE AT A VARIANCE W/ THE PLANS AND SPECIFICATIONS, SAID RULES AND REGULATIONS, ETC., WILL TAKE PRECEDENCE OVER THE PLANS AND SPECIFICATIONS.
- B. THE CONTRACTOR WILL PROVIDE ALL NECESSARY INSURANCE COVERAGE REQUIRED BY THE OWNER AND/OR AS REQUIRED BY LAW. ALL CONTRACTORS WILL COMPLY WITH APPLICABLE OSHA REQUIREMENTS.
- D. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE AND WILL REPORT IN WRITING, ANY DISCREPANCIES TO THE ARCHITECTS FOR REDESIGN. COMMENCEMENT OF THE WORK BY THE CONTRACTOR INDICATES HIS ACCEPTANCE OF ALL EXISTING CONDITIONS.
- E. EACH TRADE WILL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR THE INSTALLATION OF ITS WORK. THE CUTTING AND PATCHING WILL BE PERFORMED UNDER THE DIRECTION OF THE GENERAL CONTRACTOR

2. SITE WORK:

- A. SUBSURFACE INVESTIGATION: THE FOUNDATIONS HAVE BEEN DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 3000 P.S.F. THE CONTRACTOR WILL VERIFY THE CAPACITY OF THE SOIL PRIOR TO STARTING CONSTRUCTION.
- B. EXCAVATE ALL MATERIALS AS REQUIRED TO MEET THE LINES AND GRADES CALLED FOR ON THE DRAWINGS. STOCKPILE EXCAVATED MATERIAL FOR LATER DISTRIBUTION AS REQUIRED. REMOVE EXCESS MATERIAL FROM THE SITE. ALL NECESSARY BACK FILL WILL BE WELL-GRADED, GRANULAR SOIL PLACED IN 12" (MAX) LAYERS. LAYOUT AND STAKE ALL LINES AND INDICATED GRADES. THE FILL WILL BE COMPACTED TO 95% DRY DENSITY. PROVIDE ALL NECESSARY DEWATERING TO PREVENT FLOODING OF EXCAVATIONS AND SURROUNDING AREAS. PROVIDE ALL NECESSARY PROTECTIONS, BARRIERS & SAFEGUARDS. ALL FOOTINGS WILL BEAR ON FIRM UNDISTURBED VIRGIN SOIL (SEE "SUBSURFACE INVESTIGATION" ABOVE).

3. FOUNDATIONS:

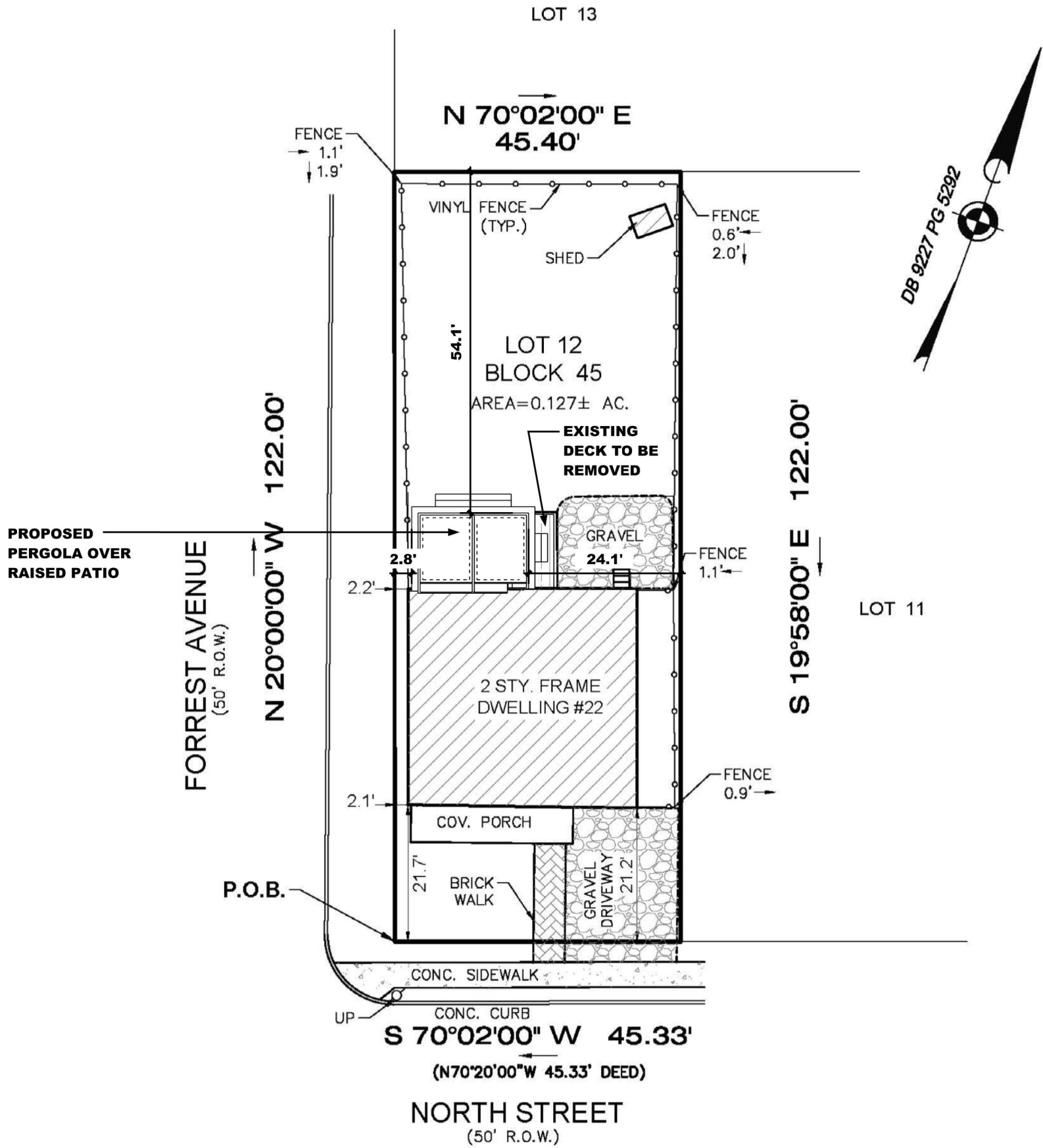
- A. TOPS OF EXTERIOR FOOTINGS WILL BE CARRIED BELOW THE FROST LINE.
- B. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR ROCK AND BELOW EXISTING FOUNDATIONS IF ANY. UNDER NO CONDITION SHALL FOOTINGS BEAR ON FILLED GROUND, ORGANIC MATERIAL OR OTHER UNSUITABLE STRATA.
- C. FOOTINGS SHALL BE CENTERED ON WALLS & COLUMNS UNLESS OTHERWISE NOTED
- D. SPREAD FOOTINGS PLACED ON BACK FILL WILL BEAR ON A CRUSHED STONE OR GRANULAR FILL OF THE PROPER BEARING CAPACITY.
- E. FIRST AND LAST TWO COURSES OF ALL FOUNDATION WALLS WILL BE FILLED SOLID WITH MORTAR, PROVIDE VERTICAL RE-BARS AS NOTED ON DRAWINGS.

4. CONCRETE:

- A. METHODS, MATERIALS & WORKMANSHIP WILL CONFORM WITH A.C.I., SPECIFICATIONS AND A.C.I 318, LATEST EDITION. COORDINATE CONCRETE.
- B. ALL REINFORCING BARS SHALL BE AS FOLLOW:
3" MIN. COVER OF CONCRETE - FOOTINGS
- C. ALL CONCRETE WILL BE STONE AGGREGATE & WILL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.F. AT 28 DAYS, OR AS OTHERWISE NOTED ON THE DRAWINGS. SUBMIT DESIGN MIXED CERTIFIED BY THE CONCRETE SUPPLIER TO THE ARCHITECT FOR APPROVAL.
- D. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED (5 - 7%).
- E. TOP OF ALL CONCRETE FOOTINGS SHALL BE BELOW THE FROST LINE
- F. ALL FORMS WILL BE PLYWOOD OR STEEL. PROVIDE NECESSARY SUPPORT FOR ALL REINFORCEMENT.

5. MASONRY:

- A. ALL MASONRY SHALL CONFORM TO APPLICABLE REQUIREMENTS OF ALL LOCAL & STATE CODES & OTHER AUTHORITIES HAVING JURISDICTION.
- B. MATERIALS:
PORTLAND CEMENT - CONFORM TO ASTM C-150, TYPE 1
MASONRY CEMENT - CONFORM TO ASTM C-270, TYPE "S", TYPE "N" FOR INTERIOR
LIME - HYDRATED OR QUICK LIME, ASTM C-144
WATER - OF POTABLE QUALITY
SAND - CLEAN, SHARP & FREE OF ORGANIC MATTER, ASTM C-144
- C. MASONRY UNITS - LIGHT WEIGHT CONCRETE BLOCK, ASTM C-90
- D. REINFORCING - "DUR-O-WALL" - TRUSSED REINFORCEMENT.
-STANDARD GALVANIZED TYPE "S"
-INSTALL AT 16" O.C., VERTICALLY



SCOPE OF WORK ON THE SITE PLAN LIMITED TO THE PERGOLA AND STONE PATIO
SITE PLAN BASED ON SURVEY BY MORGAN ENGINEERING AND SURVEYING DATED 5-20-2022

1 SITE PLAN

SCALE: 1" = 20'-0"

ZONING REGULATIONS (RUMSON, NJ)

R-6 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQ'D
CORNER LOTS				
MINIMUM LOT AREA	7,000 SF	5,502.25 SF	NO CHANGE	YES (EXISTING)
MINIMUM LOT WIDTH / FRONTAGE				
NORTH STREET	70 FT	45.33 FT	NO CHANGE	YES (EXISTING)
FORREST AVENUE	70 FT	122.0 FT	NO CHANGE	
PRINCIPAL SETBACKS				
FRONT YARD (NORTH STREET)	30 FT	15.9 FT	NO CHANGE	YES (EXISTING)
FRONT YARD (FORREST AVENUE)	30 FT	8.3 FT	NO CHANGE	YES (NEW)
ONE SIDE YARD	6 FT	6.3 FT	NO CHANGE	
REAR YARD	43 FT (1)	65.8 FT	53.4 FT	
ACCESSORY BUILDING SETBACKS				
SIDE YARD	5 FT	N/A	NO CHANGE	
REAR YARD	5 FT	N/A	NO CHANGE	
ACCESSORY STRUCTURE SETBACKS				
SIDE YARD (SHED)	5 FT	1.2 FT	NO CHANGE	
REAR YARD (SHED)	5 FT	5.1 FT	NO CHANGE	
CORNER LOT SHAPE REQUIREMENTS	33 FT	7.2 FT	NO CHANGE	YES (EXISTING)
MAXIMUM BUILDING HEIGHT				
RIDGE	35 FT	26 FT	NO CHANGE	
EAVES	26 FT	20 FT	NO CHANGE	
MAXIMUM LOT COVERAGE	2,558.21 SF	1,839.6 SF	2018.7 SF	
MAXIMUM BUILDING COVERAGE	1,258.41 SF	1,253.6 SF	1473.6 SF	YES (NEW)
MAXIMUM FLOOR AREA	2,150.67 SF	1,534 SF	NO CHANGE	
MAXIMUM FLOOR AREA RATIO	0.390	0.278	NO CHANGE	

1. In the R-6 zone, the minimum rear yard required shall be at least 35% of the lot depth, rounded up to the full foot, or 35 feet, whichever is greater, but not to exceed 50 feet. (122 FT x 35% = 42.7 FT = 43 FT)

LOSCO: 22 North Street, Rumson, NJ 07760

ZONE: R-6		Existing		Proposed		Allowed	
		sq ft	%	sq ft	%	sq ft	
	Lot Area	5,502.25	100.00%	5,502.25	100.00%	502.25	times 0.1860
EX	Building Footprint	1,253.60	22.78%	1,253.60	22.78%	93.42	
	Pergola	0.00	0.00%	220.00	4.00%		
	Total Building coverage	1,253.60	22.78%	1,473.60	26.78%	1,165.00	plus
	Impervious						
EX	Driveway	381.60	6.94%	381.60	6.94%		
EX	Front walkway	77.70	1.41%	77.70	1.41%		
EX	Deck & stairs	126.70	2.30%	0.00	0.00%		
	Raised patio & stairs (beyond pergola)	0.00	0.00%	85.80	1.56%		
	Total impervious coverage	586.00	10.65%	545.10	9.91%	502.25	times 160.22
						2,375.00	plus
	Total Building & Impervious coverage	1,839.60	33.43%	2,018.70	36.69%	2,535.22	

Architect

LINO PICINIC ARCHITECT
123 GROVE STREET
TENAFLY NJ 07670
EMAIL: LINO.PICINIC@GMAIL.COM
NJ# AI15250

Project Name and Address

EXTERIOR STONE PATIO
AND PERGOLA
22 NORTH STREET
RUMSON NJ 07760
LOSCO RESIDENCE

Sheet Name

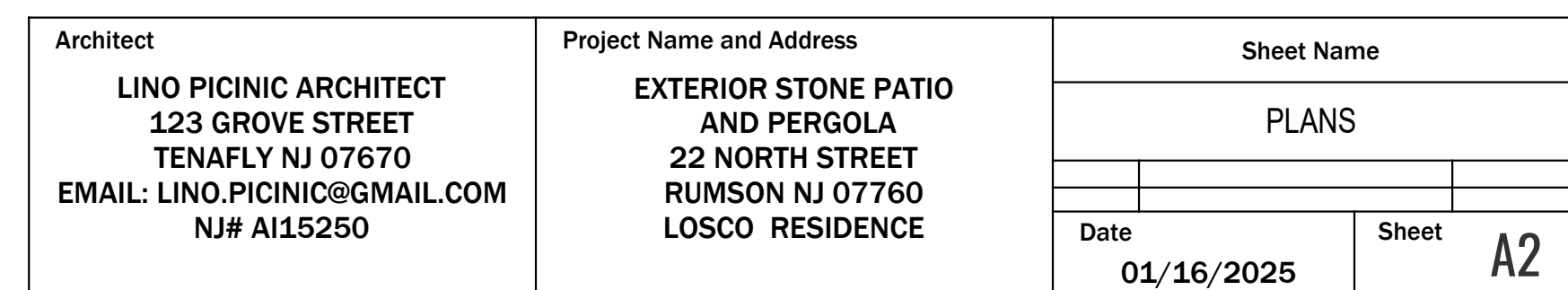
SITE PLAN

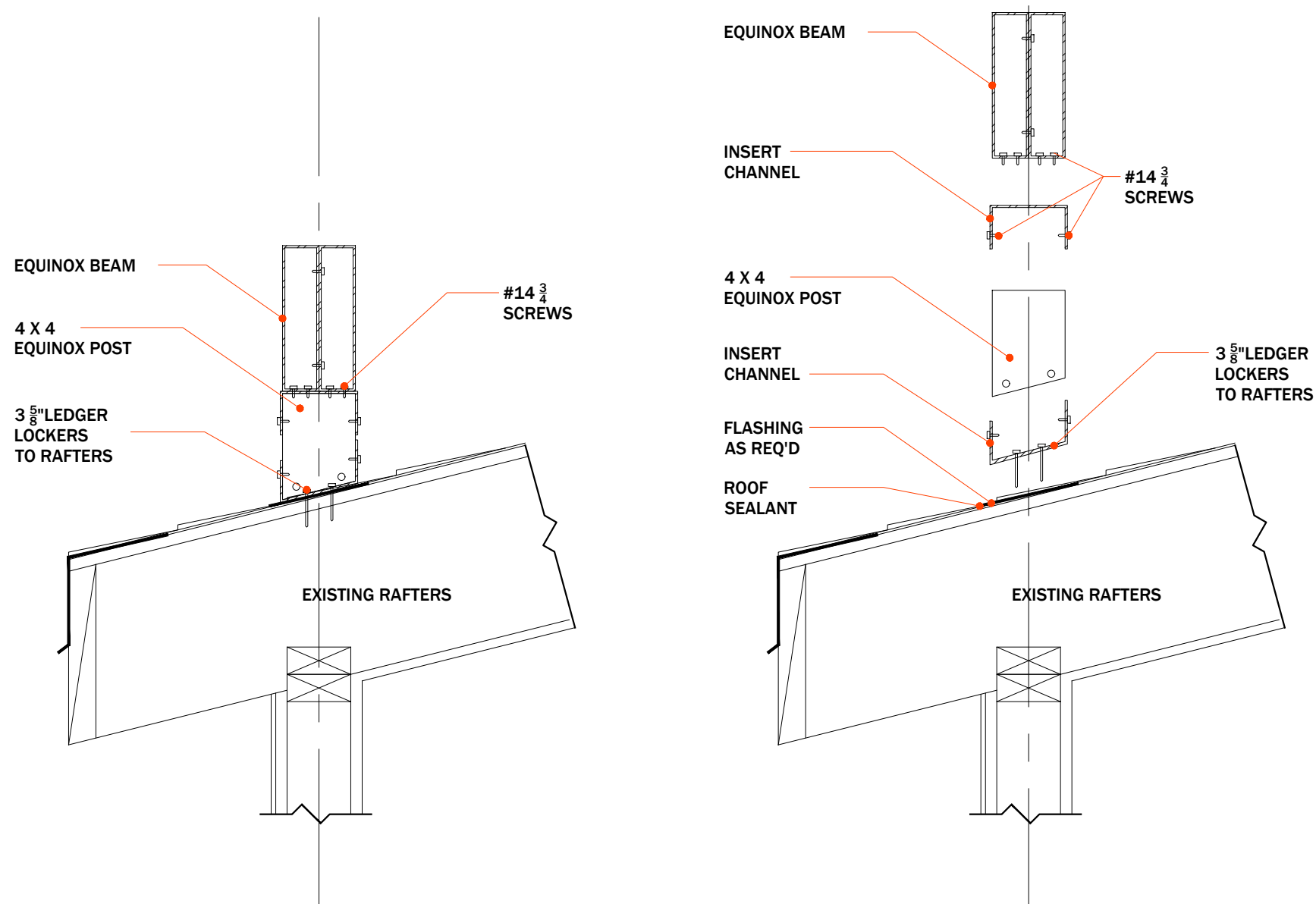
Date

01/16/2025

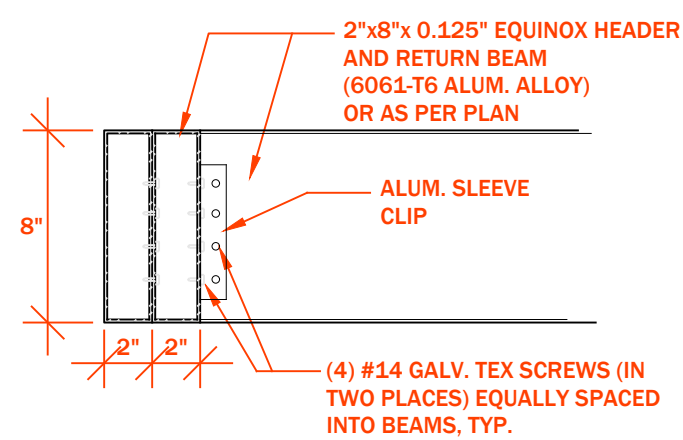
Sheet

A1

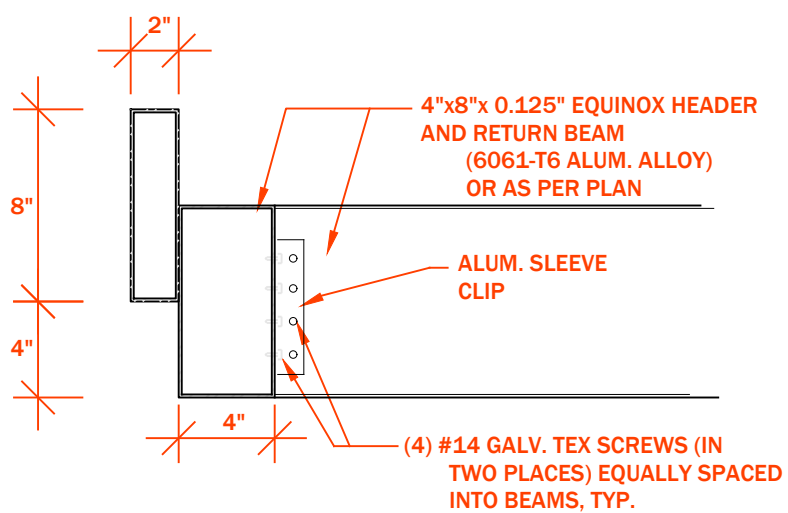




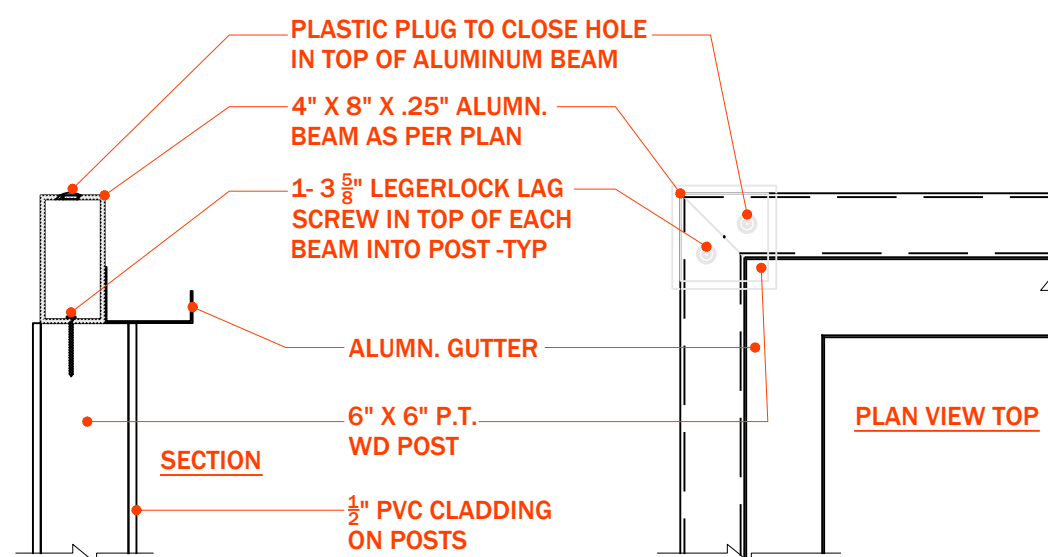
9 BEAM TO ROOF DETAIL
Scale: 1 1/2" = 1'-0"



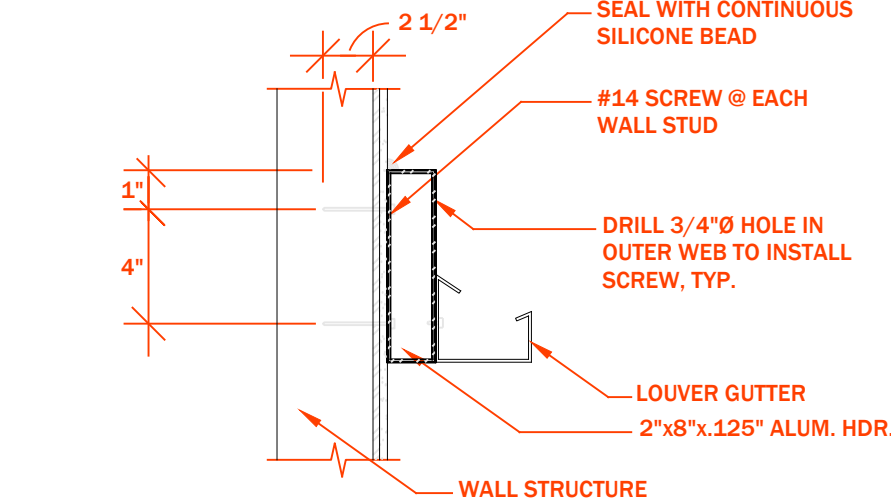
2 BEAM TO BEAM CONN.
Scale: 1/2" = 1'-0"



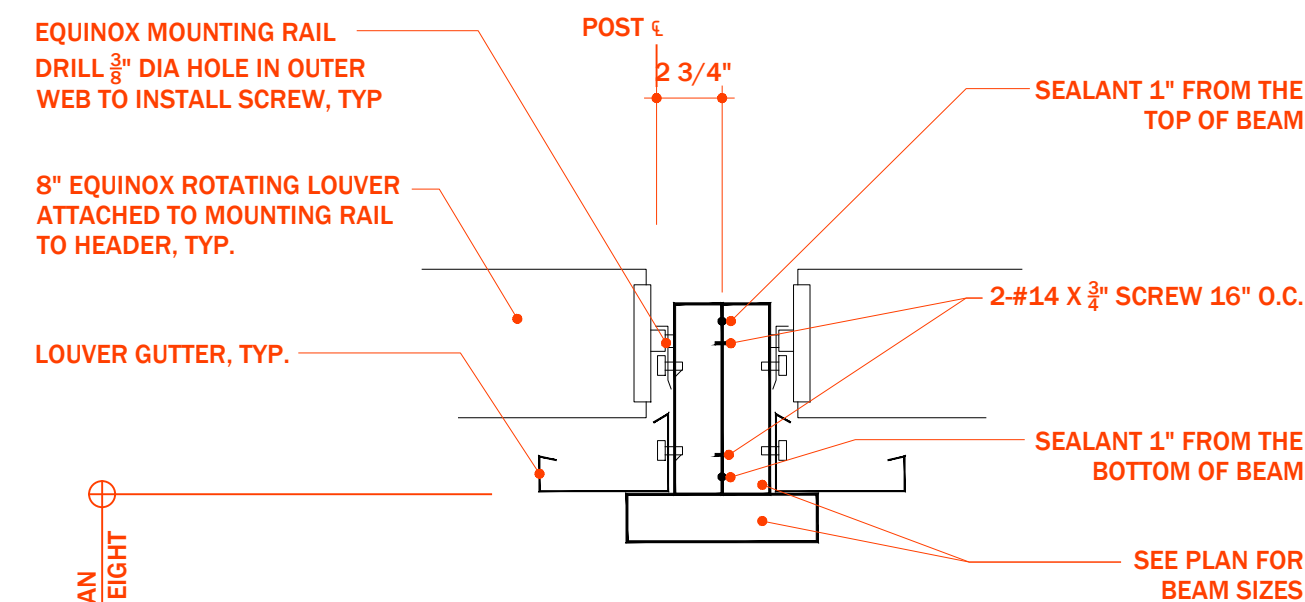
2 BEAM TO BEAM CONN. -OPTIONAL
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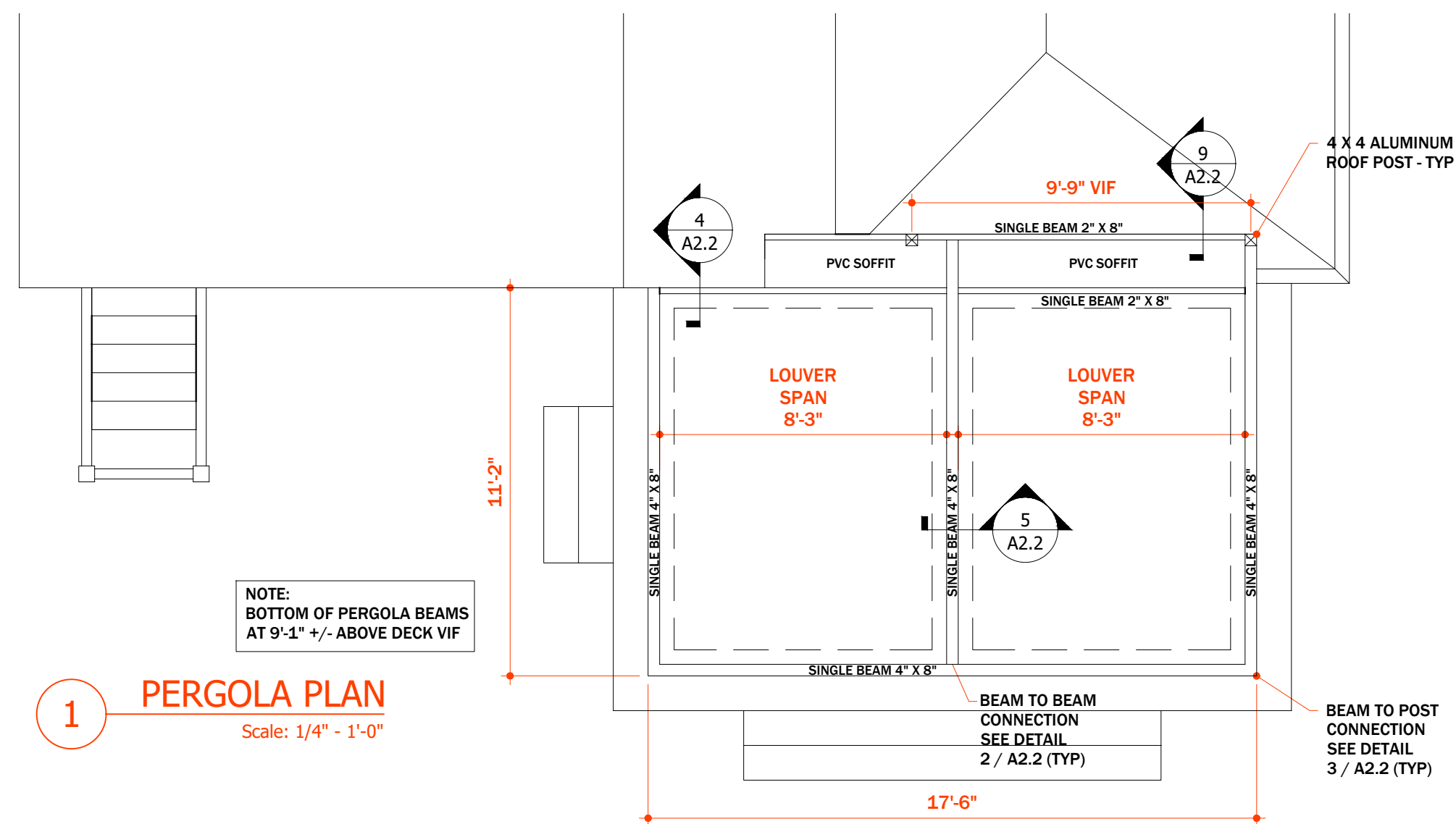
3 POST TO BEAM CONNECTION
Scale: 1" = 1'-0"



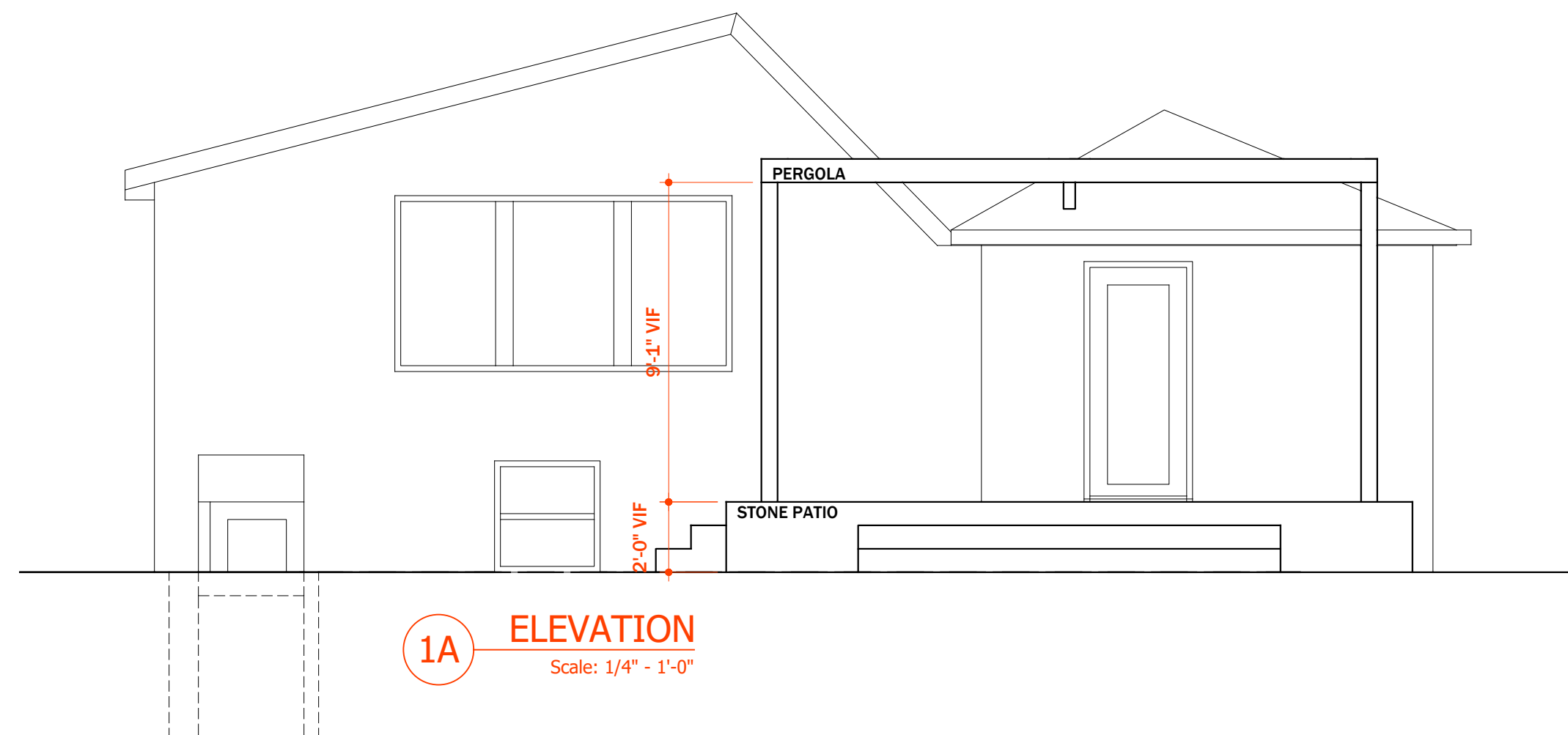
4 BEAM TO STRUCTURE CONN.
Scale: 1/2" = 1'-0"



5 INTER. BEAM DETAIL
Scale: 1 1/2" = 1'-0"



1 PERGOLA PLAN
Scale: 1/4" = 1'-0"



1A ELEVATION
Scale: 1/4" = 1'-0"

Architect LINO PICINIC ARCHITECT 123 GROVE STREET TENAFLY NJ 07670 EMAIL: LINO.PICINIC@GMAIL.COM NJ# AI15250	Project Name and Address EXTERIOR STONE PATIO AND PERGOLA 22 NORTH STREET RUMSON NJ 07760 LOSCO RESIDENCE	Sheet Name	
		PLANS	
		Date	Sheet
		01/16/2025	A2.2